| 185.0 | 0004 | 0003.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 630,800 / | 630,800 |
| | | | | | USE VALUE: | 630,800 / | 630,800 |
| | | | | | ASSESSED: | 630,800 / | 630,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 106 | | HATHAWAY CIR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BERNARDO CHRISTIAN A & MARIE E |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 106 HATHAWAY CIR |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MAC DOWALL GRETCHEN - |
| Owner 2: | - |
| Street 1: | 106 HATHAWAY CIR |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,101 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7101.000 | 187,700 | | 443,100 | 630,800 |
| Total Card | 0.163 | 187,700 | | 443,100 | 630,800 |
| Total Parcel | 0.163 | 187,700 | | 443,100 | 630,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.00 | /Parcel: 415.0

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 124421 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 08/06/18 |

!14371!

## PREVIOUS ASSESSMENT

Parcel ID: 185.0-0004-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 187,700 | 0 | 7,101. | 443,100 | 630,800 | 630,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 198,100 | 0 | 7,101. | 443,100 | 641,200 | 641,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 198,100 | 0 | 7,101. | 373,500 | 571,600 | 571,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 198,100 | 0 | 7,101. | 341,800 | 539,900 | 539,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 198,100 | 0 | 7,101. | 291,200 | 489,300 | 489,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 163,600 | 0 | 7,101. | 253,200 | 416,800 | 416,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 163,600 | 0 | 7,101. | 234,200 | 397,800 | 397,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 163,600 | 0 | 7,101. | 222,800 | 386,400 | 386,400 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 04:13:49 |

## LAST REV

| Date | Time |
|---|---|
| 10/10/19 | 10:47:33 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14371

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MAC DOWALL GRET | 1549-178 | 1 | 9/25/2019 | | 661,000 | No | No | | |
| MAC DOWALL ROBE | 1318-118 | | 4/24/2006 | Family | | No | No | | |
| | 635-14 | | 2/4/1997 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/10/2017 | 394 | Insulate | 5,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/6/2018 | MEAS&NOTICE | BS | Barbara S |
| 12/29/2008 | Measured | 163 | PATRIOT |
| 2/26/2000 | Inspected | 197 | PATRIOT |
| 1/13/2000 | Mailer Sent | | |
| 1/5/2000 | Measured | 163 | PATRIOT |
| 7/22/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 124421 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7101 | | Sq. Ft. | Site | | 0 | 70. | 0.89 | 7 | | | | | | | | | 443,123 | | | | | | 443,100 | |

Total AC/HA: 0.16302 | Total SF/SM: 7101 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,123 | Spl Credit | Total: 443,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 21 - Split Level | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1959 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | L - Location | 10. | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 37.9 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99000001 |
| Adj $ / SQ: | 126.968 |
| Other Features: | 78500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 302229 |
| Depreciation: | 114545 |
| Depreciated Total: | 187684 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | | BRs: 3 | | | | Baths: 1 | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

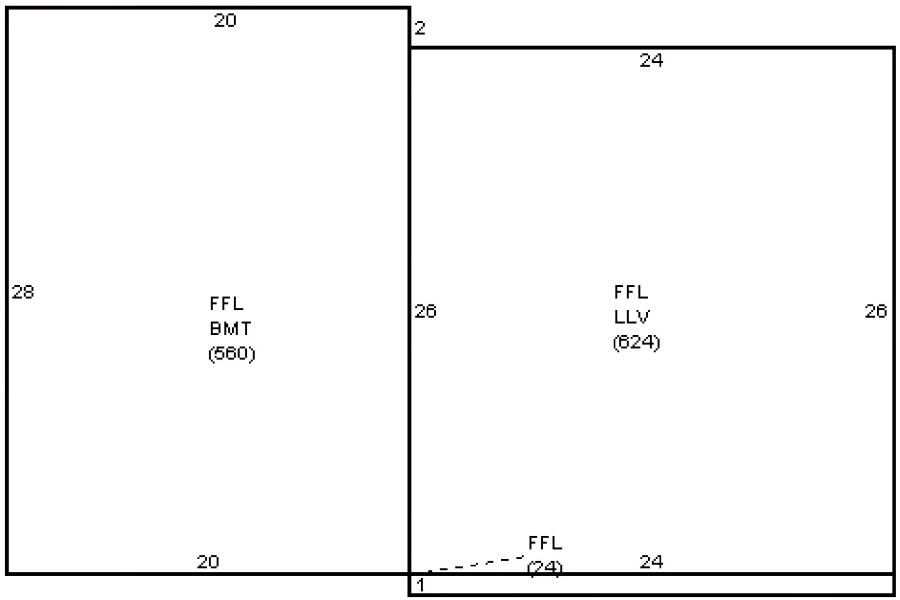
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 126.97 |
| Special Features: | 0 | Val/Su Net: | 78.47 |
| Final Total: | 187700 | Val/Su SzAd | 155.38 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,208 | 126.970 | 153,377 |
| LLV | Lower Level | 624 | 78.560 | 49,022 |
| BMT | Basement | 560 | 38.090 | 21,331 |
| | Net Sketched Area: | 2,392 | Total: | 223,730 |
| Size Ad | 1208 | Gross Are | 2392 | FinArea 1520 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 50 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

PARCEL ID 185.0-0004-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total: